



North West Damp Course Company Limited

(ESTABLISHED 1968)

RISING DAMP, WOOD WORM, WET & DRY ROT CONTROL,
GENERAL CONTRACTORS.

Brook House, 243 Brook Street, Birkenhead, Wirral. CH41 3SE

Tel: 0151-666 2212 (2 lines)

Fax: 0151-666 2212

Registered in England No.: 980022



V.A.T. Registration No.: 165 1377 62

MEMBER OF WIRRAL
CHAMBER OF COMMERCE



WYKAMOL Approved Contractor

- 20 Year Guarantee
- Guarantee Protection Trust Insured
- Guarantee if Required

THE MOST
ECONOMIC
WAYS TO
RID WALLS OF
RISING DAMP
EVER DEvised

We can solve your rising damp problems using the Wykamol injection mortar system where a cementitious, waterproof compound is injected into either brickwork or stonework (including rubble-filled or random stone wall construction) or with the unique North West Damp Course pressure injection system. This method involves pressure impregnating brickwork with a stearate waterproof solution via a custom built stainless steel pressure vessel where pressures higher than those used in conventional 'injection damp proofing systems' can be used (up to 300 psi) where necessary. Both products carry current Agreement Certificates issued by the controlling body by regulating materials used within the building industry and only awarded after stringent tests have been carried out.

IMPORTANT NOTICE

All damp and perished plaster must be replaced after D.P.C. treatment. Rising damp in the brickwork causes a formation of Hygroscopic salts in the plaster and in humid conditions the plaster absorbs moisture and condensation from the atmosphere, we therefore recommend that all damp and perished plaster is removed to a height of 0.5m above the highest level of dampness and replastered with a sharp sand/cement mix of 3 to 1 containing a waterproof additive and then skimmed.

Lightweight cement-less plaster must not be used as this product is specifically manufactured for new brickwork only.

The plaster specified is to prevent the salts that have already formed in the brickwork from transmitting through and destroying the decor.

It must be ensured that the "backing" or float coat of sand and cement is not taken down behind the skirting boards, to floor level, over the injected D.P.C.

Redecoration should be undertaken after a suitable drying-out period (usually two months approx.), using an emulsion water based paint. Wallpapers should not be applied for a period of 12 months after treatment.

The provision of the membrane D.P.C.'s to sleeper walls or under joists is not included in the quotation for D.P.C. work.

To comply with current Health and Safety regulations, areas treated with 'MICROTECH' emulsion insecticide/fungicide solutions (where timber treatment work has been carried out) must not be occupied for a period of 8 hours after treatment or until the surfaces are dry.

To:

Mr Jonathan Mortimore
4 Highfield Drive
Greasby
Wirral
CH49 2PJ

SPECIFICATION

DAMP PROOF COURSE

To install Wykamol injection mortar or pressure injection d.p.c. to areas indicated (marked red)

PLASTERWORK

Hack off damp and perished plaster and re-render and skim to our standard specification (marked green)

SKIRTING BOARDS

Remove skirting boards and replace with pre-treated 9" moulded, 6" & 7" tourus skirting

SOAKAWAY

Lower external ground level to areas indicated on plan and form soakaway channel

Hack off cement rendered plinth from front elevation and either point exposed brickwork OR apply P.V.A. adhesive/sealant and renew plinth in waterproof sharp sand and cement (depending on the condition of the brickwork after hacking off

Strip out floorboards where indicated. Treat exposed joists with dual purpose Micro-tech fungicide/insecticide and renew boards in treated timber

**Insured guarantee available for d.p.c. for a premium of £57.75 zero rated VAT

		%	V.A.T.
549	00		
840	00		
224	00		
75	00		
62	00		
85	00		
1835	00		
321	13		
			VAT @ 17½%
£ 2156	13		

E. & O.E.

This tender is open for acceptance from date given above for 3 months

CONTRACTUAL CONDITIONS (Subject to negotiation)

1. The party giving the quotation shall hereinafter be referred to as the 'Contractors' and the accepting party as the 'Employer'
2. This quotation is open for acceptance within the period stated and is subject to the Contractors having available equipment and labour at the time of receipt of the official order.
3. The prices quoted are based on the cost of overheads, materials and labour ruling at the present date. Acceptance will be subject to the conditions that in the event of any rise taking place in the cost of material, labour or overheads due to Government legislation between this date and the completion of the work, the price will be adjusted accordingly.
4. The Contractors shall not be held responsible for any loss or damage suffered by the Employers due to circumstances beyond the Contractors control, such as strikes, lock-outs or any other disorganisation of the building industry.
5. The measurements or work specified will not be reduced in any way unless notification is given prior to commencement. A new quotation must be submitted should alterations arise.
6. The Employers agree to afford all necessary facilities to the Contractors during the progress of the contract, including the storage of materials, the supply of water and 13 amp 220V/240V Mains Electricity, and supplying means of access to the work to be executed.
7. Where wall construction at the Damp-proof Course Level is not composed of proper brick courses the employers will be required to remove Skirting or plaster to a height of 4" minimum above floor level. Reinstatement will be carried out by the Employers.
8. Whilst every care will be exercised, it should be noted that the Contractors cannot hold themselves responsible for making good damage caused to Skirtings during removal. Where a quotation has included replacing Skirtings, the Contractors cannot offer an allowance should it be impracticable to replace Skirting Boards due to unsound condition.
9. Where the prices quoted include for removing external render or internal plaster, prices are based on the assumption that the mix used for the render or plaster is normal (Reference Min. of P. B. & W. Advisory Leaflet) and that the render or plaster is not more than 1/2" thick.
10. Any damp-proof course proved to be defective due to faulty workmanship within a period of 20 years from the date of completion of the work will be renewed free of charge. No liabilities shall attach to the Contractors in connection with any fault arising from their work beyond the making good of the work in question. The rights inferred under this Guarantee will be effective upon payment of account. This Guarantee is additional to rights conferred under Common Law and in accordance with Sales of Goods Act, 1893 (as amended). Where notice has been served that work undertaken by the Contractors is defective, and it is established that the work undertaken is functioning correctly, the expense incurred by the Contractors, including labour costs, shall be charged to the Authority serving the notice.
11. If, after due notice from the Contractors, that the work is to commence, the Contractors have sent workmen and materials and have been unable to commence work, any costs incurred shall be payable by the Employers. A new date for commencement must then be mutually agreed by the parties.
12. No responsibility shall attach to the Contractors for damage caused during the progress of the contract to water/gas/Electricity services should the Employers fail to notify the Contractors of the location of such services prior to commencement of work.
13. No 'setting-off' will be allowed in respect of any claim made against the Contractors.
14. The quoted price is based on the condition that for progress work each visit to site by the Contractors labour will constitute a full day's work.
15. Where instructions have been received to carry out work in accordance with a quotation, the Contractors reserve the right to charge at the rate of 15% or £15 whichever is the greater, should the Employer cancel the contract for reasons within his/her control.
16. Drawings submitted and coloured in do not form part of the contract.
17. Notice must be submitted within 14 days of completion of the work should certain works completed not be to the Employer's satisfaction. This condition does not in any way affect the Guarantee.
18. Accounts will be rendered upon completion of work and are due and payable net on receipt of Invoice. The Certificate of Guarantee will be issued upon receipt of payment, 2% per month will be charged on overdue accounts.
19. Only measurements of specified work in the quotation will be undertaken, any extra skirting, plastering, etc., will be charged over and above the said price.
20. The Contractors reserve the right to stop work on the Contract in the event that they find work unforeseen, not having previously been provided for in the estimate, the subject matter of which this Contract has proceeded on. They further reserve the right to make good their work and withdraw from the Contract and submit an account for the work done.
21. Where the contractor has estimated for the eradication of Rot and Beetle infestation, their liability shall be limited to eradication to those areas which are acceptable to inspection.
22. The Employer shall be liable for any extra cost involved by the Contractors if the removal of sink units, radiators, gas fire and other plumbing fixtures to gain access to the job, result in the disturbance of valves, pipework, taps etc., which necessitates repairs and/or replacement to these items.
23. No liability shall attach to the Contractors in respect of work carried out under the Contract until the full price due under agreed Order has been paid.

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Registered in England No.: 980022

Directors:
J.R. Gordon, B.M. Gordon

V.A.T. Registration No.: 165 1377 62

Our Ref. J/G/BP

Your Ref.

Mr Jonathan Mortimore
4 Highfield Drive
Greasby
Wirral
CH49 2PJ

5th November 2004

Insert on 3rd Dec 2004

Dear Mr Mortimore

RE: 10A THE GROVE, WALLASEY.

Thank you for your specific instructions relating to our inspection of the above property and we have pleasure in enclosing our estimate for the remedial work.

Using the protimeter method of damp detection, we found moisture in varying degrees to the areas indicated on our enclosed plan.

The front bay only contained a very slight degree of moisture and we feel that the situation here in general has been exacerbated by the perished cement rendered plinth and we have, therefore, confined our proposed work to the removal of the plinth and we will either point up the exposed brickwork or renew the plinth if the brickwork is in a poor condition along with providing an injection mortar damp proof course, which can be installed through the 9' brickwork from outside only we have, therefore, not included for any internal re-plastering.

We did detect some low levels of moisture to the small accessible areas within the bathroom and we feel that the situation to the rear wall has been caused by the ground level which is too high in relation to both the original d.p.c. and internal floor level and we noted that a soakaway channel has been formed adjacent to the right hand external wall but not to the rear and we have estimated to lower the levels to form a soakaway channel, where indicated.

We suspect that some condensation has also contributed to the low levels of moisture and suggest that the work should be confined to the lowering of the levels at this stage with the advise that in the event of the bathroom suite and kitchen units being removed at some time in the future, that the situation could then be monitored and any necessary work carried out but would not feel that the degree of moisture would warrant disruptive treatment at this stage.

/continued...

Due to a very restricted sub-floor space and lack of adequate trap-door we were unable to gain access to the timbers in their entirety we did, however, cut and lifted floorboards adjacent to the external walls of the front room and both the joists and boards appeared to us to be in a good sound condition, however, when we lifted floorboards to the rear of the rear living room, we did find that the ends of the floorboards where they are in contact with the damp brickwork were affected by the wet rot fungus, *coniotheca puteana*, and evidence of the wood boring weevil, *pentarthrum huttoni*, was also evident and this particular insect will only attack timbers with a high degree of moisture. The accessible joists appeared to be free from rot and our estimate includes for stripping out the affected floorboards and to treat the exposed joists with a combined fungicide and insecticide solution and to renew the floorboards in treated timber.

We would certainly concur with your proposals of providing extra sub-floor ventilation to the elevations along with lowering the levels of the ground adjacent to the front bay and we understand that you are to carry out this work yourselves.

We entered the roof space over the kitchen and bathroom and could not see any signs to suggest the presence of wood boring beetle we did note, however, that the roof void was not insulated and that there is sizeable opening between the subject property and next door which should be bricked up for both security and to comply with Fire Regulations but have not included for any of this work in our estimate.

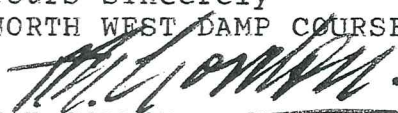
To comply with current Health & Safety and C.O.S.H.H.Regulations we advise that the rear living room where the timber treatment is to take place should not be entered for 8 hours after our treatment has been completed.

To comply with the Party Wall Act we advise that the occupants of the adjoining property should be notified of the proposed work and the dates that the work is to take place.

Although we have carried out as diligent an inspection as possible we cannot comment on the condition of any of the remaining timbers to which we were unable to gain access.

We trust our observations have been of assistance.

Yours sincerely
NORTH WEST DAMP COURSE CO. LTD.


J.R. GORDON
Director